

NORTH YORKSHIRE COUNCIL

COMMONS ACT 2006 — SECTION 8

Notice of an application for apportionment of rights of common

Application Reference Number: CA3 015

Swineside Moor (CL37) Right Entry 15

Application has been made to the North Yorkshire Council by Raildon Limited 04839746 under Section 8 of the Commons Act 2006 and in accordance with Schedule 4(3) of the Commons Registration (England) Regulations 2014.

The application, which includes documentary evidence, can be viewed at:

<https://www.northyorks.gov.uk/environment-and-neighbourhoods/land-and-waterways/common-land-and-village-greens/common-land-applications-and-decision-notices>

or you can request a copy by contacting the Commons Registration Officer: -

email: commons.registration@northyorks.gov.uk , telephone: 01609 534753

or write to: North Yorkshire Council, Commons Registration, County Hall, Northallerton, North Yorkshire DL7 8AD

Any person wishing to make a representation regarding this amendment:

- should quote the Application No. CA3 015
- must state the name and postal address of the person making the representation and the nature of that person's interest (if any) in any land affected by the application.
- may include an e-mail address of the person making the representation
- must be signed by the person making the representation
- must state the grounds on which the representation is made
- should send the representation to: Commons Registration Officer, Commons Registration North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD or e-mail to commons.registration@northyorks.gov.uk on or before 24 August 2026

Representations cannot be treated as confidential, and a copy will be sent to the applicant in accordance with Regulation 25 of the 2014 Regulations. Should the application be referred to the Planning Inspectorate for determination, in accordance with Regulation 26 of the 2014 Regulations, any representations will be forwarded to the Planning Inspectorate.

A summary of the effect of the application (if granted) is as follows: the Registration Authority will amend the register to show that the rights at entry no. 15 have been apportioned and that of the 30 grazing rights, 4 rights are now registered to Raildon Limited 04839746 and 26 rights remain registered to Alan Geoffrey Dent and Audrey Margaret Bainbridge

Dated: 30 June 2026

Karl Battersby

Corporate Director – Environment
North Yorkshire Council

Commons Act 2006: section 8

Application for apportionment of rights of common

This section is for office use only

Official stamp

Application number

COMMONS ACT 2006

CA3 015

NORTH YORKSHIRE COUNCIL

COMMONS REGISTRATION AUTHORITY

DATE: - 9 JUN 2026

Applicants are advised to read 'Part 1 of the Commons Act 2006: Guidance to applicants' and to note:

- All applicants should complete boxes 1-10.
- Where an application made under section 8 to the Commons Act 2006 is consequent to a "primary application" to amend the register (see Schedule 4, paragraph 3(1) to the Commons Registration (England) Regulations 2014, e.g. to vary part of a right), the primary application must be submitted together with this application to apportion the right.
- Only the following persons can apply under section 8: the person (or persons) who also makes a primary application, or the owner of any part of the land to which the right is attached: two or more owners of the land can make a joint application to apportion the right.
- You will be required to pay a fee for your application. Ask the registration authority for details. You would have to pay a separate fee should your application be referred to the Planning Inspectorate.

Note 1

Insert name
of commons
registration
authority.

1. Commons Registration Authority

To the:

North Yorkshire Council

Tick the box to confirm that you have enclosed the appropriate fee for this application:



Note 2

If there is more than one applicant, list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation if the applicant is a body corporate or an unincorporated association. If you supply an email address in the box provided, you may receive communications from the registration authority or other persons (e.g. objectors) via email. If box 3 is not completed all correspondence and notices will be sent to the first named applicant.

Note 3

This box should be completed if a representative, e.g. a solicitor, is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here. If you supply an email address in the box provided, the representative may receive communications from the registration authority or other persons (e.g. objectors) via email.

2. Name and address of the applicant

Name:

Raildon Limited (company registration number: 04839746)

Postal address:

17 Raylton Avenue, Marton, Middlesbrough, Cleveland

Postcode TS7 8EF

Telephone number:

Fax number:

E-mail address:

3. Name and address of representative, if any

Name:

Matthew Smith

Firm:

Sweeney Miller LLP

Postal address:

Sweeney Miller House, Riverbank Road, Sunderland

Postcode SR5 3JJ

Telephone number:

Fax number:

E-mail address:

Note 4

For further details of the requirements of an application refer to Schedule 4, paragraph 3 to the Commons Registration (England) Regulations 2014.

4. Basis of application for registration and qualifying criteria

Tick one of the following boxes to indicate your capacity to apply.

I (or we) made the primary application:

☐

or

I (or we) own part or parts of the land to which the right is attached:

☒

Tick one of the following boxes to indicate the section of the Commons Act 2006 under which the primary application, if any, was made.

Section 7 (variation of a right):

☐

Section 11 (re-allocation of rights attached to a property):

☐

Section 13 (surrender or extinguishment of a right):

☐

Section 14 (statutory disposition) and paragraph 8 of Schedule 4 to the 2014 Regulations:

☐

Schedule 1, paragraph 1(6)(b) (severance by transfer to public body):

☐

Schedule 1, paragraph 3(7)(b) (severance by order):

☐**Note 5**

Specify the right to be apportioned and the rateable apportionment of the right.

5. Identification of the right and the apportionment

Specify the register unit number to which this application relates:

CL37

Specify the registered rights entry number to which this application relates:

Entry number 15

Description of the right to be apportioned:

To graze 30 sheep followers, over the land comprised in the register unit CL37

Calculation of the rateable apportionment of the right:

4 gaits. We have calculated this apportionment on the basis that the Applicant has purchased 21.68 acres of the overall 162.6 acres comprised in CL37, totalling 4 of 30 gaits (13.33%)

Note 6

The accompanying Ordnance map of the area of land to which the right will be attached must be at a scale of at least 1:10,560 and show both the area(s) of land owned by the applicant(s), and the remaining part of the land, by means of distinctive colourings within accurately identified boundaries. Give grid reference or other identifying detail.

Note 7

Describe the details of the primary application, if relevant.

6. Description of the land to which the right is attached

Name by which the land is usually known:

~~Swineside Moor~~ Town Head Farm 

Location:

Parish of Carlton Highdale

Describe the area of the part(s) of the land in the ownership of the applicant(s) (including details of that ownership):

21.68 acres of pasture land at Swineside Moor, Leyburn
(owned by Raildon Limited pursuant to
the Transfer Deed referred to in section 8)

Describe the area of any remaining part of the dominant tenement and details of its ownership:

Part of the land at Swineside Moor (owned by Alan
Geoffrey Dent and Audrey Margaret Bainbridge)

Tick the box to confirm that you have attached an Ordnance map of the land:

**7. Description of the primary application (if any) to which this application relates**

Describe the primary application, and why the right must be apportioned:

Note 8

List all supporting documents and maps which accompany the application, including evidence of your capacity to apply. There is no need to submit copies of documents issued by the registration authority or to which it was a party but they should still be listed. Use a separate sheet if necessary.

Note 9

List any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

8. Supporting documentation

Transfer Deed dated 6th June 2025 made between Alan Geoffrey Dent and Audrey Margaret Bainbridge (1) and Raildon Limited (2) of land at West Scrafton, Leyburn.

The existing Land Registry title number is NYK511298. Title number NYK521859 has been allocated to the land transferred, but registration has not yet been concluded.

9. Any other information relating to the application

Note 10

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or an unincorporated association.

10. Signature

Date:

04/04/2026

Signatures:

**REMINDER TO APPLICANT**

You are responsible for telling the truth in presenting the application and accompanying evidence. You may commit a criminal offence if you deliberately provide misleading or untrue evidence and if you do so you may be prosecuted.

You are advised to keep a copy of the application and all associated documentation.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the commons registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

A copy of this form and any accompanying documents may be disclosed upon receipt of a request for information under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000.

This section contains the Registration of every Right of Common Registered under the Act as exercisable over the whole or any part of the land described in the land section of this Register Unit
COMMONS ACT 2006

Registration Authority
NORTH YORKSHIRE COUNTY COUNCIL

REGISTER OF COMMON LAND

RIGHTS SECTION – Sheet No 4

NORTH YORKSHIRE COUNTY COUNCIL

REGISTRATION AUTHORITY

17 NOV 2021

DATE

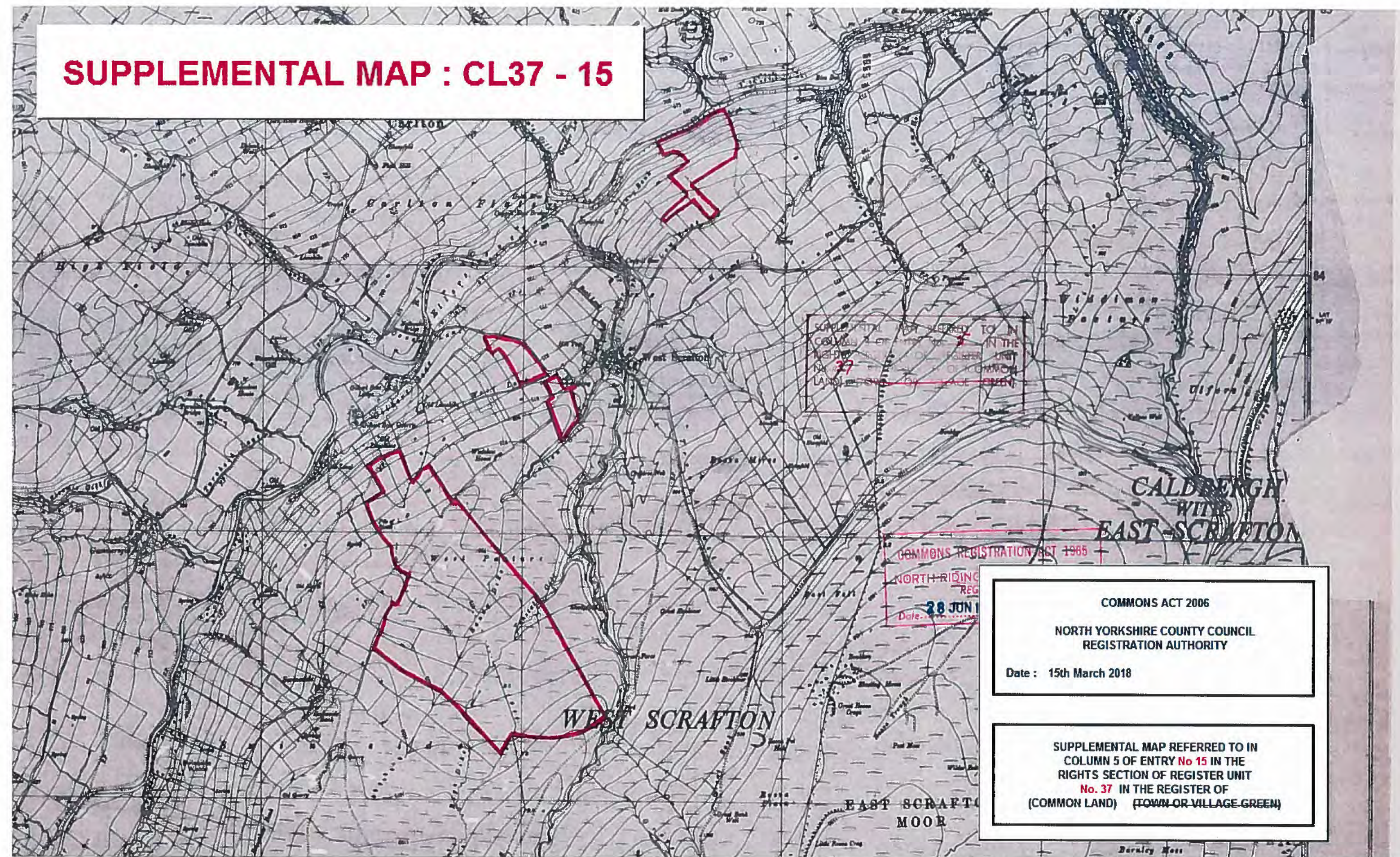
Register Unit No CL 37
Edition No 3

See Overleaf for notes

1. No and date of entry	2. No., date and cause of application	3. Name and address of every applicant for registration or amendment, and the capacity in which they applied	4. Particulars of the right of common and of the land over which it is exercisable	5. Particulars of the land (if any) to which the right is attached or details of the owner of any right held in gross.	6. Declaration of entitlement to right and details of the right claimed
15. 15 th March 2018 (see entry 5)	CA15 097 21 st September 2017 regulation 43 of the Commons Registration (England) Regulations 2014	Alan Geoffrey Dent and Audrey Margaret Bainbridge, Town Head Farm, West Scafton Leyburn, North Yorkshire DL8 4RU. Declarants. <i>COA See Overleaf</i>	To graze 30 sheep followers, over the whole of the land comprised in this register unit.	Town Head Farm, West Scafton shown edged red on the supplemental plan bearing the number of this registration.	The applicants claim the right to graze 30 sheep followers, over the whole of the land comprised in this register unit.
16. 11 th July 2018 (see entry 12)	CA14 031 26 th April 2018 Paragraph 19 of Schedule 3 to the Commons Act 2006 <i>Registration amendment - Entry 16 above has been replaced by N° 22</i> (see note 1 overleaf)	Alan Geoffrey Dent and Audrey Margaret Bainbridge, Town Head Farm, West Scafton Leyburn, North Yorkshire DL8 4RU. Owners. <i>by N° 22</i>	The right- a) to graze sheep, cattle & horses to a limit of 41 sheepgait, 1 gait gives the right to graze 1 sheep or 1/4 cow or 1/6 horse. b) of shooting, over the whole of the land comprised in this register unit.	The right of common at entry no. 12 above was severed from the land to which it was previously attached and became a right of common in gross. Owners: Alan Geoffrey Dent and Audrey Margaret Bainbridge, Town Head Farm, West Scafton Leyburn, North Yorkshire DL8 4RU.	
17. 17 th November 2021 (see entry 12, 16 and 18)	N/A (see note 1 overleaf)	John Atkinson, Great Swineside, West Scafton. Owner	The right- a) to graze sheep, cattle & horses to a limit of 5 sheepgait, 1 gait gives the right to graze 1 sheep or 1/4 cow or 1/6 horse.	The right of common at entry no. 12 above was severed from the land to which it was previously attached and became a right of common in gross. Owner: John Atkinson, Great Swineside, West Scafton	
18. 17 th November 2021 (see entry 12, 16 and 17)	CA14 046 19 th October 2018 Paragraph 2(3)(c) of Schedule 3 of the Commons Act 2006 (see note 1 overleaf)	John Marshall and Josephine Jill Marshall, Bridgewater, 419 Mill Road, Ohoko Kainpoi R. D. 2, New Zealand Owners	The right- a) to graze sheep, cattle & horses to a limit of 125 sheepgait, 1 gait gives the right to graze 1 sheep or 1/4 cow or 1/6 horse.	The right of common at entry no. 12 above was severed from the land to which it was previously attached and became a right of common in gross. Owners: John Marshall and Josephine Jill Marshall, Bridgewater, 419 Mill Road, Ohoko Kainpoi R. D. 2, New Zealand	

(See Right Entry 19 below).

SUPPLEMENTAL MAP : CL37 - 15

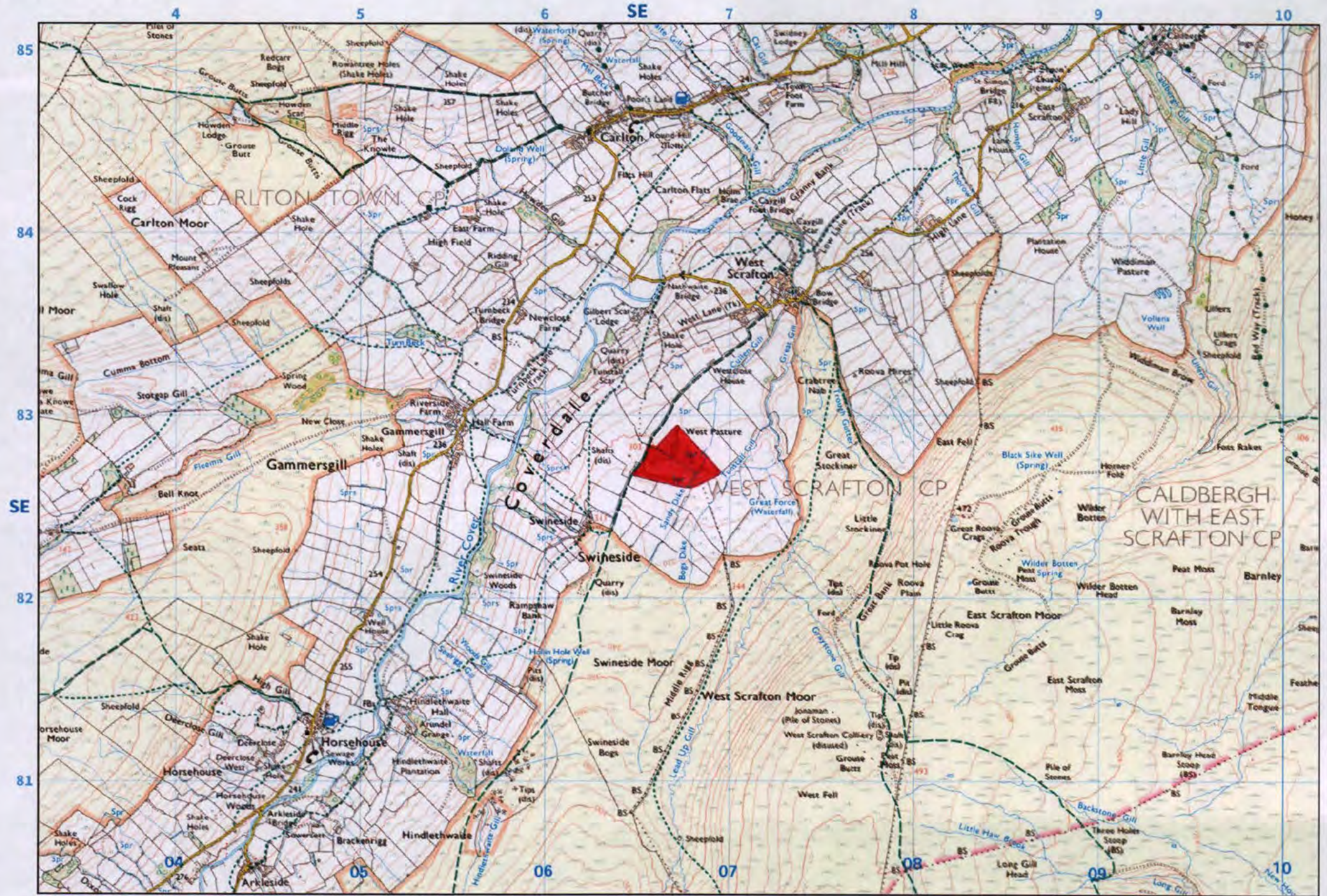


COMMONS ACT 2006

NORTH YORKSHIRE COUNTY COUNCIL
REGISTRATION AUTHORITY

Date : 15th March 2018

SUPPLEMENTAL MAP REFERRED TO IN
COLUMN 5 OF ENTRY No 15 IN THE
RIGHTS SECTION OF REGISTER UNIT
No. 37 IN THE REGISTER OF
(COMMON LAND) (TOWN OR VILLAGE GREEN)



These are the notes referred to on the following official copy

Title Number NYK511298

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Milnthal
house

Receipt No
HAWES

14



is made the fifth
day of October One

thousand nine hundred and sixty-six B e t w e e n ALAN ATKINSON of
Number 2 Riseber Lane Leyburn in the County of York Farmer (hereinafter
called the Vendor) of the one part and THOMAS WILSON DENT of Town End
Farm West Scafton near Leyburn aforesaid Farmer (hereinafter called the
Purchaser) of the other part _____

W H E R E A S the Vendor is seised of the property hereby conveyed in
fee simple in possession and has agreed with the Purchaser for the sale
to him of the fee simple in possession of the property hereinafter
described at the price of Two thousand three hundred and ten pounds _____

N O W THIS DEED W i t n e s s e t h as follows :-

1. In consideration of Two thousand three hundred and ten pounds paid
by the Purchaser to the Vendor (the receipt whereof the Vendor hereby
acknowledges) the Vendor as beneficial owner hereby conveys unto the
Purchaser ALL THOSE closes or parcels of land situate in the parishes of
Carlton Highdale and West Scafton in the North Riding of the County of
York containing together by estimation 22.190 acres or thereabouts and
numbered 157 158 and 408 on the Twenty-five Inch Ordnance Map which said
closes of land formed part of Great Swineside Farm and are for the purpose
of identification only delineated on the plan hereto annexed and are
thereon edged red ALSO ALL THOSE thirty sheep gaits and the grazing
herbage and pasturage belonging or appertaining thereto on or over the
moor or common called Swineside Moor situate at Swineside aforesaid EXCEPT
AND RESERVING as hereinafter in Clause 2 hereof appears TO HOLD the same
(except and reserved as aforesaid) unto the Purchaser in fee simple
SUBJECT to the exceptions and reservations contained in a Conveyance dated
the Twenty-seventh day of March One thousand nine hundred and fifty-three
made between James Hammond of the one part and the Vendor and John Atkinson
of the other part so far as the same affect the property hereby conveyed
and are still subsisting and capable of being enforced and subject also to
all rights of way (public or private) water or drainage easements and

quasi-easements and outgoings and electricity wayleave agreements affecting the same and in particular to the public highway running along the north-westerly boundary of the said enclosure number 408 for the parish of Carlton Highdale _____

2. There is excepted and reserved to the Vendor in fee simple as the owner of field number 446 on the said Ordnance Map the right to a supply of water to a drinking trough in that field by means of the existing line of pipes from the spring in field number 408 hereby conveyed and the right for the Vendor as such owner to enter upon the said land for the purpose of effecting repairs or renewals to the said line of pipes the Purchaser to be under no obligation to repair or renew the same _____

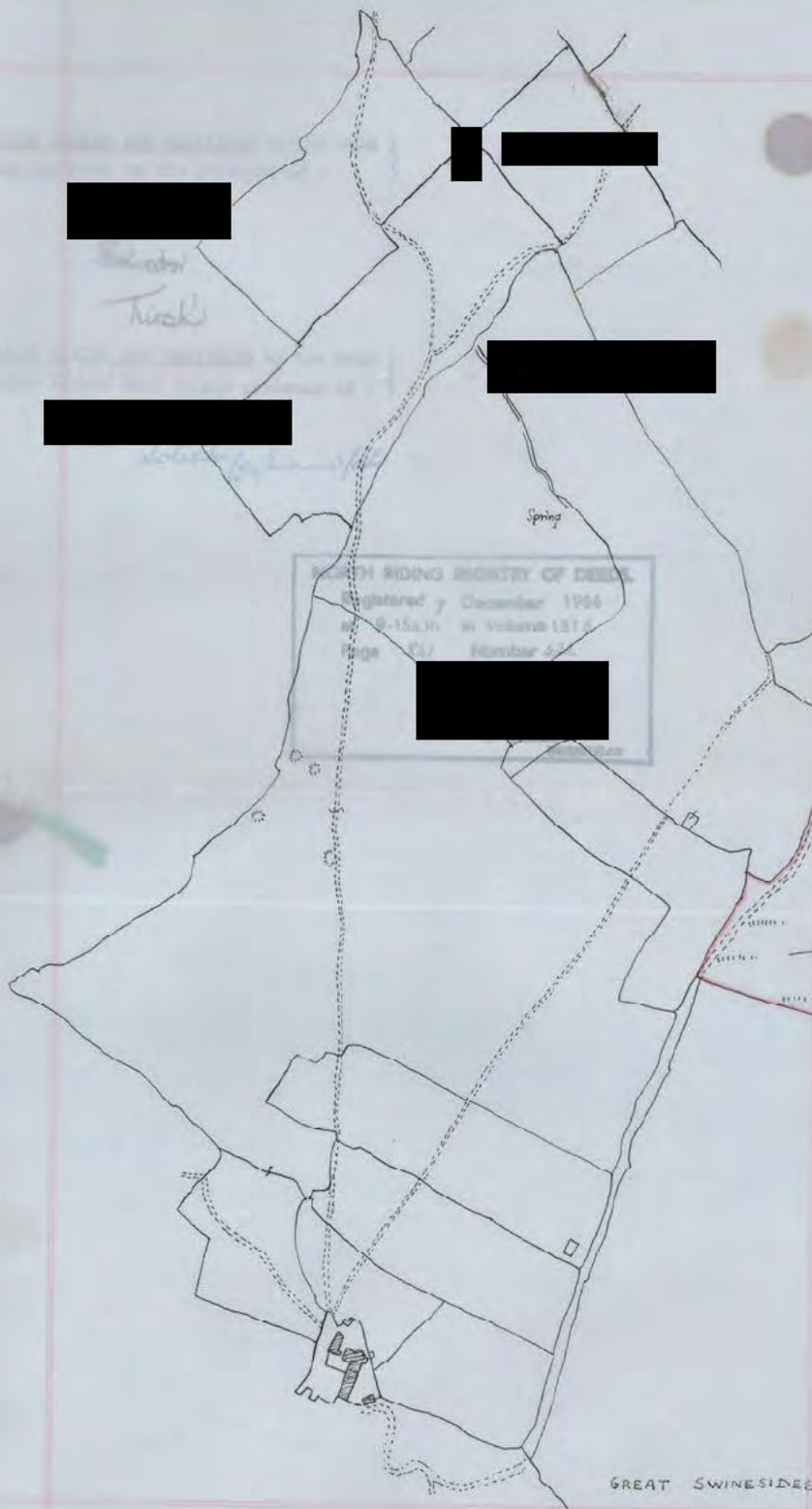
3. The Vendor hereby acknowledges the right of the Purchaser to the production of the documents specified in the schedule hereto and to delivery of copies thereof and undertakes with the Purchaser for the safe custody of the same _____

4. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Four thousand five hundred pounds _____

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written _____

THE SCHEDULE hereinbefore referred to

27th March 1953	<u>CONVEYANCE</u> made between the said James Hammond of the one part and the Vendor and John Atkinson of the other part
27th March 1953	<u>LEGAL CHARGE</u> made between the Vendor and the said John Atkinson of the one part and the said James Hammond of the other part with Vacating Receipt endorsed dated 30th September 1958
1st October 1958	<u>MORTGAGE</u> of this date made between the Vendor and the said John Atkinson of the one part and the Darlington Building Society of the other part with Receipt endorsed dated the eighth day of October 1966
1st January 1961	<u>CONVEYANCE</u> made between the said John Atkinson of the first part the Darlington Building Society of the second part and the Vendor of the third part
3rd June 1965	<u>FURTHER CHARGE</u> made between the Vendor of the one part and the Darlington Building Society of the other part



THE PLAN referred to



GREAT SWINESIDE

SCALE 1/2500

SIGNED SEALED AND DELIVERED by the said }
Alan Atkinson in the presence of : }

[REDACTED]

Solicitor

Thirsk

SIGNED SEALED AND DELIVERED by the said }
Thomas Wilson Dent in the presence of : }

[REDACTED]

Solicitor for the Yorks.

NORTH RIDING REGISTRY OF DEEDS.

Registered 7 December 1966

at 9-15a.m. in Volume 1816

Page 841 Number 422

[REDACTED]

REGISTRAR

Malcolm E. Scott & Co.,
Leysburn,
Yorks.

freehold land situate in the
parishes of Carlton Highdale
and West Scrafton in the
County of York

Conveyance

Mr. ALAN ATKINSON
to
Mr. THOMAS W. DENT

PRESENTED

THIS DEED OF GIFT is made the *Seventh* day of *April* One thousand *Three* hundred and sixty seven B e t w e e n the within named THOMAS WILSON DENT (hereinafter called the Grantor) of the one part and MARY MARGARET DENT (hereinafter called the Donee) the wife of the said Thomas Wilson Dent of the other part

W H A R E L S :-

1. The Grantor is seised of the within described property for an estate in fee simple free from incumbrances

2. The Grantor is desirous of conveying the said property to the Donee by way of gift

N O W THIS DEED W i t n e s s e t h as follows:-

1. In consideration of his natural love and affection for the Donee the Grantor hereby conveys unto the Donee All the within described property TO HOLD the same unto the Donee in fee simple subject to the exceptions and reservations therein mentioned

2. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transaction in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of Four thousand five hundred pounds

IN WITNESS whereof the said parties have hereunto set their hands and seals the day and year first hereinbefore written

SIGNED sealed and delivered by the
said Thomas Wilson Dent in the
presence of:-

Solicitor
Leysburn
Yorks

SIGNED sealed and delivered by the
said Mary Margaret Dent in the
presence of:-

NORTH RIDING REGISTRY OF DEEDS.

Registered 18 May 1967

at 9-15a.m. In Volume 1842

Page 237 Number 115

REGISTRAR

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 24 September 2024 shows the state of this title plan on 24 September 2024 at 09:45:54. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

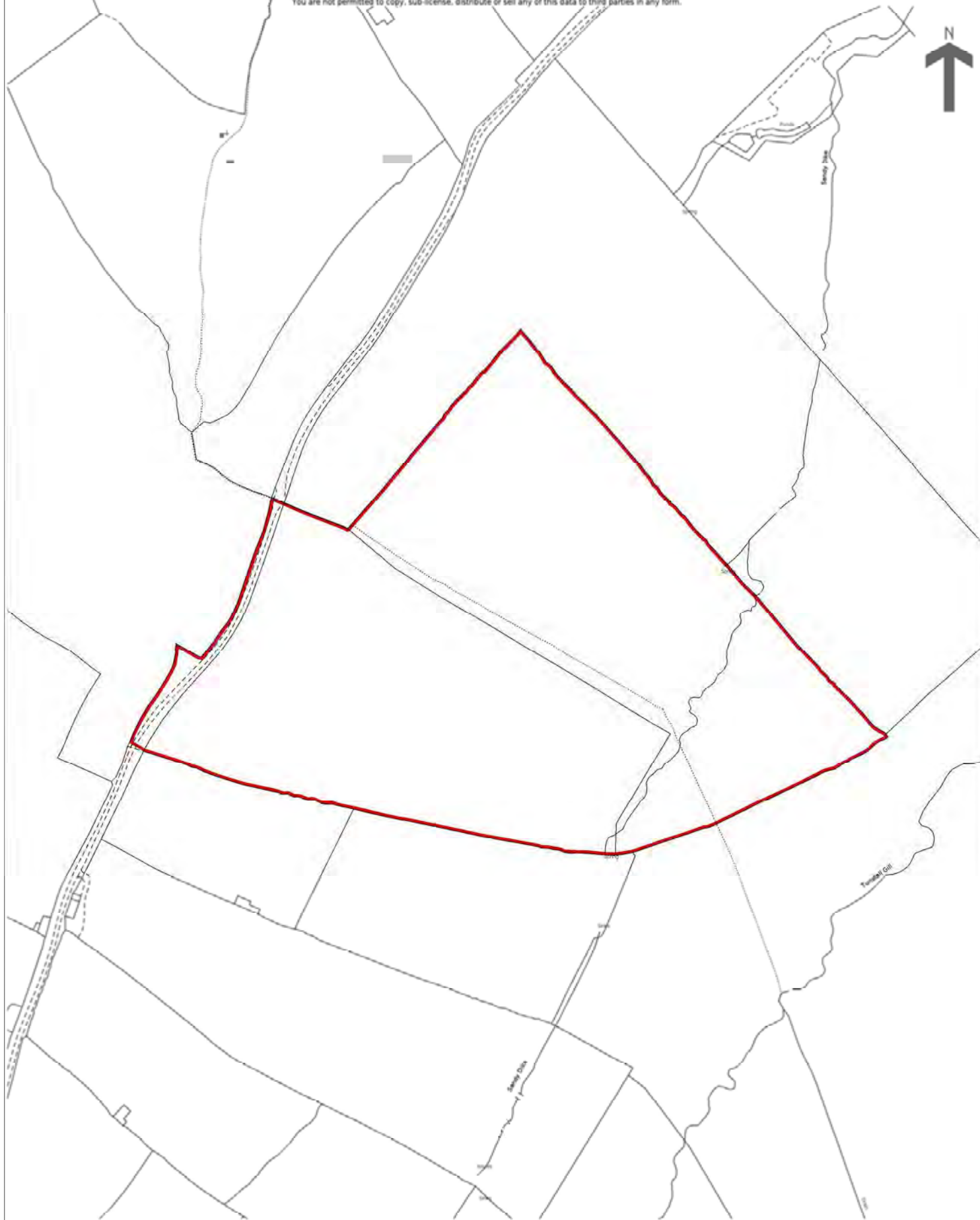
This title is dealt with by the HM Land Registry, Durham Office .

HM Land Registry
Official copy of
title plan

Title number **NYK511298**
Ordnance Survey map reference **SE0682NE**
Scale **1:2500 enlarged from 1:10000**
Administrative area **North Yorkshire**



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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 15 April 2025 shows the state of this title plan on 15 April 2025 at 10:31:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

HM Land Registry
Official copy of
title plan

Title number **NYK511298**
Ordnance Survey map reference **SE0682NE**
Scale **1:2500 enlarged from 1:10000**
Administrative area **North Yorkshire**



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To HM Land Registry

Title Number: NYK511298

Property Description: 21.68 acres of pasture land, West Scafton,
Leyburn, DL8 4RU

Applicant: Raildon Limited

Deed/document for which this certificate is given: Transfer of Part

I act for the transferee: Raildon Limited

I certify that, to the best of my knowledge and belief, the applicable requirements set out in practice guide 82 for the use of conveyancer-certified electronic signatures have been satisfied.

Signature of individual conveyancer:



Full name of individual conveyancer: Matthew Smith

Name of individual conveyancer's firm or employer: Sweeney Miller
LLP

Address of firm or employer: Sweeney Miller House, Riverbank Road,
Sunderland, SR5 3JJ

Date of this certificate: 10/6/25



Sunderland Office:

Sweeney Miller House, Riverbank Road, Sunderland, SR5 3JJ

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) out of which the property is transferred: NYK511298
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: 21.68 acres of pasture land, West Scafton, Leyburn, DL8 4RU The property is identified ☒ on the attached plan and shown: edged red excluding the land shown coloured green ☐ on the title plan(s) of the above titles and shown:
4	Date: 06 JUNE 2025
5	Transferor: Audrey Margaret Bainbridge and Alan Geoffrey Dent <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

6 Transferee for entry in the register:

Raildon Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 04839746

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

7 Transferee's intended address(es) for service for entry in the register:

17 Raylton Avenue, Marton, Middlesbrough TS7 8EF

8 The transferor transfers the property to the transferee

9 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):

seventy thousand two hundred and fifty pounds (£70,250.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

11 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

12 Additional provisions

Definitions

Rights granted for the benefit of the property

Rights reserved for the benefit of other land

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

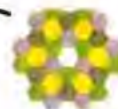
Other

12.1 AGREEMENTS AND DECLARATIONS

- 12.1.1 The Property is transferred subject to and with the benefit of (as appropriate) the entries contained or referred to in the registers of the Title Number so far as they relate to the Property.
- 12.1.2 The Transferee shall be responsible for the boundary walls and structures which are marked with an inwards "T" on the Plan.

HM Land Registry
Official copy of
title plan

Title number **NYK511298**
Ordnance Survey map reference **SE0682NE**
Scale **1:2500 enlarged from 1:10000**
Administrative area **North Yorkshire**



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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

13 Execution

Signed as a deed by

Audrey Margaret Bainbridge

in the presence of:-

Signature of witness:...

Name (in BLOCK CAPITALS): STUART JAMES HALL

Address: THE OFFICE
GOLDEN LION YARD
LEYBURN
DL8 5AS

Signed as a deed by

Alan Geoffrey Dent:

in the presence of:-

Signature of witness:...

Name (in BLOCK CAPITALS): STUART JAMES HALL

Address: THE OFFICE
GOLDEN LION YARD
LEYBURN
DL8 5AS

Executed as a deed by
Raildon Limited
acting by a director
in the presence of:

Signature

Witness signature

Witness name

Address

Declaration

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit an offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002. If, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 138 of the Land Registration Rules 2003.

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HM Land Registry

Transfer of part of registered title(s)



Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) out of which the property is transferred: NYK511298
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: 21.68 acres of pasture land, West Scafton, Leyburn, DL8 4RU The property is identified ☒ on the attached plan and shown: edged red excluding the land shown coloured green ☐ on the title plan(s) of the above titles and shown.
4	Date: 06 th June 2025
5	Transferor: Audrey Margaret Bainbridge and Alan Geoffrey Dent <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

6 Transferee for entry in the register:

Raildon Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 04839746

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

7 Transferee's intended address(es) for service for entry in the register:

17 Raylton Avenue, Marton, Middlesbrough TS7 8EF

8 The transferor transfers the property to the transferee

9 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):
seventy thousand two hundred and fifty pounds (£70,250.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

10 The transferor transfers with

☐ full title guarantee

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

11 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

12 Additional provisions

Definitions

Rights granted for the benefit of the property

Rights reserved for the benefit of other land

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

12.1 AGREEMENTS AND DECLARATIONS

- 12.1.1 The Property is transferred subject to and with the benefit of (as appropriate) the entries contained or referred to in the registers of the Title Number so far as they relate to the Property.
- 12.1.2 The Transferee shall be responsible for the boundary walls and structures which are marked with an inwards "T" on the Plan.

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Registration Rules 2003. If the
transfer contains transferee's

comply with the requ
section 53(1)(b) of th
Property Act 1925 re
declaration of a trust

Joint property
ownership and practice guide 24.
private trusts of land fo furth

in practice
guide 8: execution of deeds.



Occupation

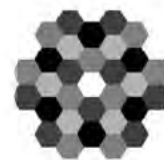
Retired Financial Adviser

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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Official copy of register of title

Title number NYK521859

Edition date 11.06.2025

- This official copy shows the entries on the register of title on 08 Mar 2026 at 09:45:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Mar 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- 1 (13.03.2024) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being West Pasture, West Scrafton, Leyburn.
- 2 (07.03.2025) A Transfer of land adjoining the land in this title dated 5 March 2025 made between (1) Audrey Margaret Bainbridge and Alan Geoffrey Dent and (2) Habitat NW Ltd contains a provision as to boundary structures.

NOTE: Copy filed under NYK519954.

- 3 (11.06.2025) A Transfer of the land in this title dated 6 June 2025 made between (1) Audrey Margaret Bainbridge and Alan Geoffrey Dent and (2) Raildon Limited contains a provision as to boundary structures.

NOTE: Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (11.06.2025) PROPRIETOR: RAILDON LIMITED (Co. Regn. No. 04839746) of 17 Raylton Avenue, Marton-In-Cleveland, Middlesbrough TS7 8EF.
- 2 (11.06.2025) The price stated to have been paid on 6 June 2025 was £70,250.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (13.03.2024) The land is subject to any rights that are reserved by a Conveyance of the land in this and other land title dated 10 October 1966 made between (1) Alan Atkinson and (2) Thomas Wilson Dent and

Title number NYK521859

C: Charges Register continued

affect the registered land.

NOTE 1:-The Conveyance dated 27 March 1953 referred to gives rise to no register entries.

NOTE 2:-Copy filed under NYK511298.

End of register

HM Land Registry
Official copy of
title plan

Title number NYK521858
Ordnance Survey map reference SED623NE
Scale 1:1250 enlarged from 1:10000
Administrative area North Yorkshire



WEST PASTURE

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